



Houston Mayor's Office of Environmental Policy Brownfields Redevelopment Program

The City of Houston's Brownfields Redevelopment Program facilitates the reuse of brownfields in Houston's inner city and downtown areas thus helping to limit urban sprawl. Through the Program, the City gives priority to eligible brownfield projects that cleanup and improve abandoned or idled environmentally-contaminated properties; generate the greatest potential for employment creation opportunities; and create the most evident community benefits.



With leadership and support from Mayor Lee Brown; City Council; Dr. Pamela Berger, Director of Environmental Policy; the Land Redevelopment Committee, and many other local stakeholders, we are assisting in the reuse of over 550 acres of brownfields whose redevelopment costs total \$463,123,855. In so doing, we are helping to create more than 2,372 new jobs and return over \$1.7 million in taxes to the city, county, and school districts. The Program is also helping to reduce eyesores in communities, improve neighborhood-quality-of-life, and spur different types of redevelopment. Brownfields redevelopment projects currently underway include construction of a new baseball stadium, 2 new golf courses, a new center for the performing arts, 998 new units of housing (at 4 separate project locations), and 3 projects for new retail space. We are currently focused on redeveloping 5 additional sites. The following profiles offer a glimpse at our progress:

- Houston is on the verge of a very exciting brownfields success concerning the site at **1110 Holmes Road**. Browning Ferris Industries (BFI), the site owner, has partnered with EnCap Golf LLC (EnCap) to develop a new state-of-the-art, 450-acre golf course on this former landfill located a few blocks south of the Astrodome. The golf facility will include two 18-hole golf courses, a full-service clubhouse, a well-equipped practice & training facility, and a pitch & putt area. This Professional Golfers Association (PGA)-quality course will be designed by Roy Case – recognized in the golf industry for his outstanding work and for his collaboration with the design groups of Arnold Palmer and Sam Snead. The championship golf course EnCap is constructing at this new facility is expected to draw golfers from many different areas of Houston including the Medical Center, the Astrodome area, as well as the Galleria and downtown areas. EnCap anticipates the new golf course will be open for business in late 2000.



- At **1400 Fulton Street**, near the heart of downtown Houston, this 120-year old, 30-acre, former railyard is just a few minutes drive from ENRON Field and only a short walk from the University of Houston's downtown campus, Bayou Place, and City Hall. The owner, Union Pacific Railroad Company (UPRC), is committed to finding a developer for this site. UPRC is currently conducting environmental site assessment (ESA) activity onsite and in preparation for future redevelopment, UPRC anticipates remediating the site at a cost of several million dollars. This site offers an excellent view of the Houston skyline and is home to a number of historic buildings. Innovative reuses of this brownfield might include redevelopment of portions of the site for restaurants, shops, and condominiums.



This 3.21-acre site at **11845 Ormandy Street** remained idle for 7 years, until late 1998 when an interested buyer/developer, Service Metal Company (SMC), decided to reuse the property to relocate and expand its metal



fabrication business. After contacting the Brownfields Redevelopment Program, SMC entered the site into the Texas Voluntary Cleanup Program.

Since then, SMC has remediated the site, received a Certificate of Completion from the VCP and moved into their new building. During the next 3 to 5 years, SMC expects to create 12 to 15 new full-time jobs.



- The 2.7-acre site at **2505 Washington Avenue** which, by late Summer 2000, will be home to a new 74-unit apartment building to be known as *Washington Courtyards*. In the heart of the Washington Avenue Corridor, this brownfield will be developed by Avenue Community Development Corporation and Texas Interfaith



Housing Corporation. *Washington Courtyards* will be part of an exciting new plan for the Corridor with major focal points to include a charming traffic circle, a tree-lined entertainment plaza, a village center, and a civic plaza. Successful redevelopment of the Washington Avenue Corridor will result in further revitalization of surrounding neighborhoods. The construction of *Washington Courtyards* will complement and continue this revitalization, replace a brownfield with attractive, much-needed, mixed-income housing; and create 8 to 10 new jobs for the community.

- ESAs performed on a 3.2-acre brownfield in Houston's East End helped to leverage a \$3.8-million grant from the U.S. Department of Housing and Urban Development. Without the ESAs and these grant funds, the Latino Learning Center, Inc. would not be able to start construction to reuse this brownfield that had remained vacant for 17 years and had become the neighborhood dump. These days, residents near the site are filled with excitement because the property will soon be home to a beautiful, new, 64-unit housing complex for senior citizens, a Seniors' Day and Health Care Center, and a 5,500-sq. ft. community center. The redevelopment of this site at **117 Eastwood** will also allow 140 more students to have access to Math and Computer Science classes; create 5 new full-time jobs for the residents of the community; and create 150 construction jobs with 50% set aside for local residents. Construction is already underway and is expected to be completed late in 2000.



Many of Houston's brownfields redevelopment successes can be attributed to the City's innovative new approach to working with brownfields owners and developers who participate in the Brownfields Redevelopment Program and the involvement of stakeholders represented through the City's Land Redevelopment Committee (LRC). The LRC serves as an advisory body to the Brownfields Redevelopment Program and is comprised of Mayor-appointed stakeholders from diverse fields.

We invite you to access our website to learn about more of our brownfields redevelopment projects underway. To access the City of Houston Redevelopment Program Homepage from the City of Houston's website at <http://www.ci.houston.tx.us>, click on the [Mayor's Office](#), then scroll down to the [Environmental Policy Office](#). Next, click on [Brownfields Redevelopment Program](#). Or contact **Dawn Moses, Brownfields Coordinator** at **713-437-6552** or at dmoses@myr.ci.houston.tx.us for more information.